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Candace Havens  
Director

**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS  
NEWTON HISTORICAL COMMISSION**

**DATE:** September 27, 2012

**PLACE/TIME:** City Hall, Room 202  
7:30 p.m.

**ATTENDING:** David Morton, Acting Chair Nancy Grissom, Member  
William Roesner, Member Rodney Barker, Member  
Brian Lever, Staff See Attendance List

**ABSENT:** Donald Lang, Chair  
Alfred Wojciechowski, Member  
Donald Tellalian, Alternate  
Leonard Sherman, Alternate

The meeting was called to order at 7:30 p.m. with David Morton presiding as Acting Chair. Voting permanent members were Morton, Grissom, Roesner, and Barker. Brian Lever acted as recording secretary and the meeting was digitally recorded.

**13 Prospect Street – Demolition Review**

Property owners Katherine Jordan and Albert Quern as well as architect John Staniunas presented an application to remove portions of the roof and add a second story. Commission members reviewed the application, historical information on the neighborhood, and photographs of the building and neighborhood. Staff stated that this house, listed alternately as having been built c.1886 and 1920, represents an amalgamation of styles and additions over time. It was identified as a contributing building to the Myrtle Baptist Church Neighborhood National Register Historic District in 2008. This district is noted for its history as the home of Newton's only African American community rather than for its architectural significance. The two-story house rises above a brick and fieldstone foundation and was originally a narrow, gable-front house. By 1895, the house was expanded to the north with a two-story, hipped roof addition and two dormers. The east front and north side wrapped porch was enclosed c.1946. This historic residence is vinyl-sided and has had windows replaced, as have most other houses in this neighborhood. Grissom stated that despite alterations that have occurred, the district was an important historic district. Commission members stated that they felt the building deserved to be found preferably preserved. Grissom motioned to find the building preferably preserved with Roesner seconding,

this motion passed. The Commission then reviewed the proposed alterations. Staniunas noted that the proposed rear roof would rise above the existing roof by approximately six feet. Jordan stated that this project would also require a variance. Grissom motioned to waive the demolition delay on this property with Roesner seconding, this motion passed.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 3-0-1, with Barker abstaining,

**RESOLVED** to find the house at 13 Prospect Street Preferably Preserved.

Voting in the Affirmative:

David Morton, Acting Chair  
William Roesner, Member  
Nancy Grissom, Member

Abstaining from Voting:

Rodney Barker, Member

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 3-0-1, with Barker abstaining,

**RESOLVED** to waive the demolition delay at 13 Prospect Street, based upon proposed plans for the alteration of the building, which were reviewed and approved by the Commission.

Voting in the Affirmative:

David Morton, Acting Chair  
William Roesner, Member  
Nancy Grissom, Member

Abstaining from Voting:

Rodney Barker, Member

**55 Needham Street – Demolition Review**

Alan Schlesinger presented an application to demolish this commercial building. Staff stated that this building is one of about a dozen on Needham Street to have been constructed prior to 1950. Now closed, the building most recently housed Skipjacks Restaurant. The shell of the building is of concrete block construction and was built to serve as a warehouse and office for the Overhead Door Co, Inc. In 1947, an addition was constructed off the rear. This building was still a warehouse in 1962, but was a paint shop at around this time, as a permit was issued for a steel paint shed at the southwest corner of the property. A glass storefront was added in 1972 when the use of the building changed to the retail sale of plywood. Prior to 1972 the building was also used by the Traffic Line Paint Co. By at least 1984, the use of the building changed to restaurants and has remained so since. Commission members reviewed the application and photographs of the building and neighborhood. Roesner motioned to find the building not preferably preserved and Barker seconded.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the property at 55 Needham Street Not Preferably Preserved.

Voting in the Affirmative:

David Morton, Acting Chair

William Roesner, Member

**71 Needham Street – Demolition Review**

Alan Schlesinger presented an application to demolish this commercial building. Commission members reviewed the application and photographs of the building and neighborhood. Staff stated that this 1935 building was constructed for the storage and sale of building materials. This building was rectangular in design with the short side facing Needham Street. A 1936 plumbing permit for this building lists the purpose of the building as supply house. The long concrete-block building with a flat roof, built in 1947 as a factory and which is still there, is perpendicularly attached to the original structure and currently occupied by International Cycle. In the 1950s, the building was owned by a construction company, Charles Logue Building Co. By 1965, an addition off the rear was constructed to serve as a warehouse, and the older portion of the complex was converted to a showroom. The whole building complex at this time was owned by the Boston Desk Co. Inc., who continued to own it through at least 1979. Commission members noted the alterations that had occurred to the building. Grissom motioned to find the building not preferably preserved with Roesner seconding.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the house at 71 Needham Street Not Preferably Preserved.

**Voting in the Affirmative:**

David Morton, Acting Chair

William Roesner, Member

Rodney Barker, Member

Nancy Grissom, Member

**44 Fuller Street – Demolition Review**

Property owner Tom Fitzgibbon presented an application to demolish the building. Commission members reviewed the application and photographs of the building. Staff stated that in March 2007, this house was found to be preferably preserved by the NHC and was placed on a one-year delay, which expired in March 2008. The owner did not demolish the house once the delay expired, and did not demolish the house in the two-year period following the end of the delay. The house is now one of the few original homes located along this block of Fuller Street in Waban.

A 1907 map of Fuller Street and associated lands shows much of the land on either side of Fuller, from Cold Spring Brook west to Chestnut Street, was owned by the Cotter Family. There does not appear to be a house at this location on Fuller Street until the 1917 atlas. J.H. Cotter is believed to be the first owner of record, as his name is listed with the property when it first appears on the 1917 atlas. He also owned the house in 1926 when an addition was constructed directly off the back of the house. The house had no front porch and no ell addition on the west side in 1926. There was a garage on the rear south end of the lot in 1926 as well. In 1989, a permit was issued to move this garage to the north end of the lot, where it would be closer to Fuller Street. In 1943, an addition to the rear of the garage housed chickens. It's not clear whether this is still extant. The house has aluminum siding and retains wooden sash, 2/2 windows. Fitzgibbon stated that he wished to have approval to demolish the building in preparation for its sale. Commission members expressed support for the preservation of the building. Grissom motioned to find the building preferably preserved with Barker seconding.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the property at 44 Fuller Street Preferably Preserved based upon the building's retention of its historic massing and form.

Voting in the Affirmative:

David Morton, Acting Chair

William Roesner, Member

Rodney Barker, Member

Nancy Grissom, Member

**10 Maynard Street – Demolition Review**

Property owners Frank Mercuri and Josephine Antonellis presented an application to demolish the building. Mercuri also presented a petition signed by neighbors in support of the proposed demolition as well as record of action from the Commission on 42 Maynard Street, where the Commission found the building Not Historic. Commission members reviewed the application, historical information on the neighborhood, and photographs of the buildings. Staff stated that this Ranch style house was built in 1953 and surveyed as part of a post –WW II historic architecture study in Newton, which spanned the years 1953 to 1957 and included the housing development on Maynard Street. Though a growing number of homes on this street have additions, either up to a second story or on the sides of the buildings, few have been removed in favor of new construction. Staff further stated that the building was severely deteriorated. Mercuri discussed the existing condition of the home with substantial rot in the sides of the building as well as holes in the roof. Barker stated that this building was not worth preserving. Roesner noted that as the building was located at the end of the Ranch style neighborhood the context would not suffer substantially. Grissom motioned to find the building not preferably preserved and Roesner seconding.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to find the house at 10 Maynard Street Not Preferably Preserved.

Voting in the Affirmative:

David Morton, Acting Chair

William Roesner, Member

Rodney Barker, Member

Nancy Grissom, Member

**85 Woodcliff Road – Demolition Review**

Property owners Peter Lento and Mark Leshanic presented an application to waive the demolition delay based upon plans for a replacement building. Commission members reviewed the application, photographs of the building, and plans for a replacement building. Commission members expressed preference for the use of wood siding, trim and shutters as well as simulated divided light windows. Roesner expressed concern about the size of the proposed dormer over the garage. Roesner motioned to waive the demolition delay with conditions and Grissom seconded.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 4-0,

**RESOLVED** to waive the demolition delay at 85 Woodcliff Road based upon the following conditions: (1) that the exterior consist of wood siding, wood shutters, wood or cementious fiberboard trim, simulated divided light windows; (2) that the size and scale of the dormer above the garage be reduced; and (3) that revised plans be approved by staff prior to issuance of a building permit.

Voting in the Affirmative:

David Morton, Acting Chair  
Rodney Barker, Member

William Roesner, Member  
Nancy Grissom, Member

Administrative Discussion:

Minutes:

The Commission approved the minutes from August 2012.

Appeals:

Staff discussed with the Commission the potential appeal of determinations made on 25 Sheffield Road and 17 Rosalie Road at the August commission meeting.

Landmark Review:

Staff presented a request for an insubstantial change to 1529 Washington Street for the installation of a shed at the rear of the property. Commission members reviewed the request and expressed concern that the shed was not wood sided. Grissom noted that the shed would not be particularly visible and located next to a trash storage enclosure. Grissom motioned to issue an insubstantial change approval with Morton seconding.

At a scheduled meeting and public hearing on September 27, 2012 the Newton Historical Commission, by vote of 3-1,

**RESOLVED** to issue an insubstantial change approval at 1529 Washington Street for the installation of a shed.

Voting in the Affirmative:

David Morton, Acting Chair  
Rodney Barker, Member  
Nancy Grissom, Member

Voting in the Negative:

William Roesner, Member

142 Homer Street:

Staff discussed the nomination of this property for status as a local landmark. Staff further stated that the property owner would be presenting at the October meeting for a waiver of the demolition delay.

Meeting was adjourned at 9:35.